

GREEN DOOR

PROPERTY



5 The Old Granary High Street Ashwell, Baldock, SG7 5NQ

Nestled in the sought after village of Ashwell, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1850, the property boasts a rich history while providing all the comforts of contemporary life. Spanning 743 square feet, this two-bedroom home is ideal for those seeking a peaceful retreat in a sought-after location.

Upon entering, you are welcomed into a good-sized lounge that exudes warmth and comfort, perfect for relaxing or entertaining guests. The kitchen, conveniently adjacent, offers ample space for a dining table and chairs, making it an inviting area for family meals or gatherings with friends.

The first bedroom features a unique mezzanine floor, providing additional space that can be utilised as a study, or simply for extra storage. The second bedroom is well-proportioned, ensuring a restful night's sleep. The property also includes a well-appointed bathroom, catering to all your needs.

Outside, you will find an enclosed garden, a lovely spot for enjoying the fresh air or hosting summer barbecues. Additionally, the property benefits from allocated parking, a valuable asset in this desirable village setting.

Offers in excess of £280,000

5 The Old Granary High Street

Ashwell, Baldock, SG7 5NQ



- No Upward Chain
- Good Size Lounge
- Allocated Parking
- Two Good Size Bedrooms with Mezzanine Floor to Bedroom One
- Exposed Beams
- Sought After Village Location
- Kitchen With Space For Table and Chairs
- Enclosed Garden

Lounge

14'9" x 10'7" (4.52 x 3.24)

Kitchen

14'2" x 7'4" (4.32 x 2.24)

Bedroom one

14'1" x 11'3" (4.30 x 3.45)

Bedroom two

10'9" x 6'10" (3.30 x 2.10)

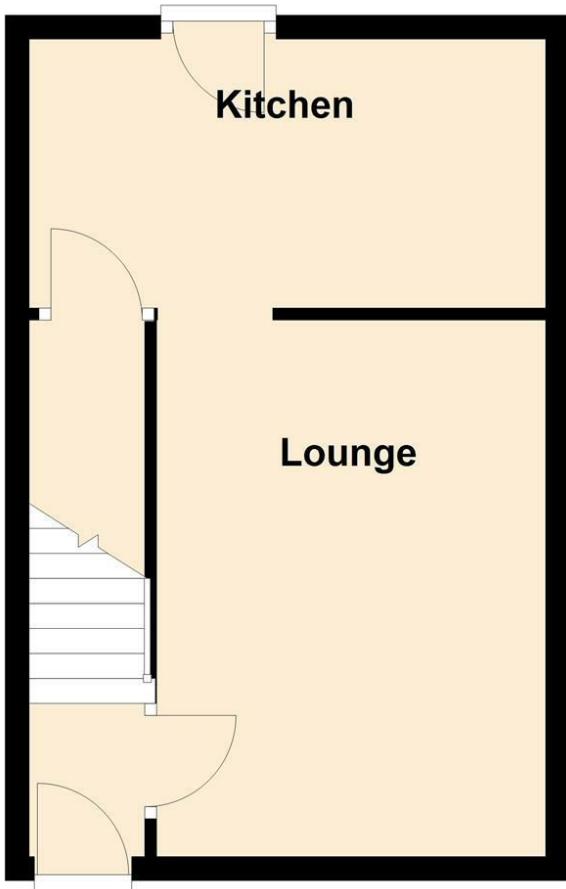


Directions

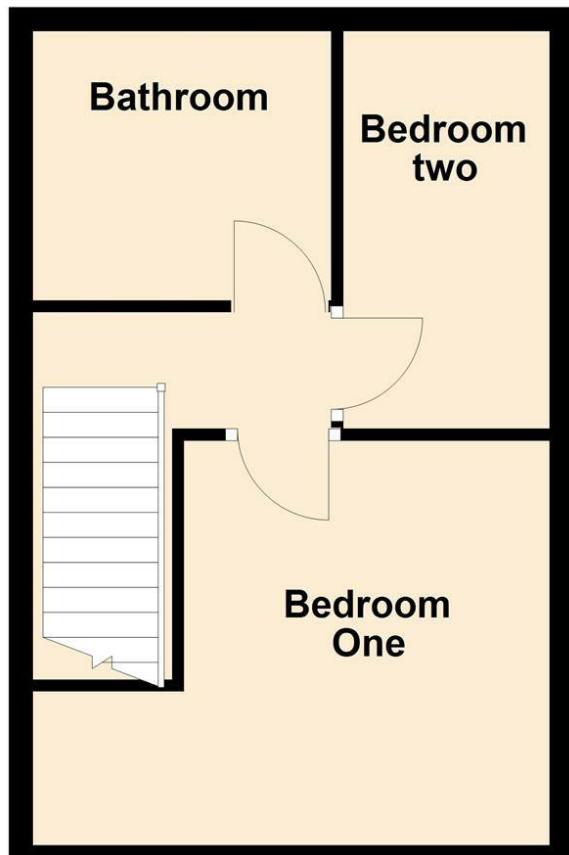


Floor Plan

Ground Floor



First Floor



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)			
(81-91)	A		
(80-60)	B		
(59-40)	C		
(39-54)	D		
(21-38)	E		
(21-20)	F		
(20-)	G		
Not energy efficient - higher running costs		63	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)			
(81-91)	A		
(80-60)	B		
(59-40)	C		
(39-54)	D		
(21-38)	E		
(21-20)	F		
(20-)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

